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Attorneys for Complainant

BEFORE THE DEPARTMENT OF BUSINESS OVERSIGHT
OF THE STATE OF CALIFORNIA

In the Matter of the Petition for Reinstatement)	ESCROW LICENSE NO.: 963-2107
of:)	
)	ORDER DENYING PETITION FOR
NANCY TRAN,)	REINSTATEMENT
)	
Petitioner,)	(Government Code Section 11522)
)	
)	
)	
)	
)	

TO: XAVIER BECERRA
ATTORNEY GENERAL, STATE OF CALIFORNIA
Department of Justice
P.O. Box 944255
Sacramento, California 94244-2550

Nancy Tran
12822 Fern Street
Garden Grove, California 92841-4313

Petitioner, Nancy Tran, having filed a petition for reinstatement of employment, management or control of an escrow agent, which Petitioner was barred from effective April 2, 2013 pursuant to a settlement agreement entered into between Petitioner and the Commissioner of Business Oversight (formerly Commissioner of Corporations) in proceedings entitled In the Matter of the Accusation of

1 the California Corporations Commissioner v. Nancy Tran; the petition and written argument having
2 been considered, the Commissioner of Business Oversight (Commissioner) finds that:

3 Petitioner is not entitled to reinstatement of employment, management or control of an
4 escrow agent for the following reasons:

5 1. The Commissioner acknowledges that Petitioner has submitted several character
6 references; attended five escrow training classes in the last two years; and accepts responsibility for
7 the unlawful escrow activity that occurred during August and September 2011 at Lucky Team
8 Escrow, Inc.

9 2. Notwithstanding Petitioner's efforts, the unlawful escrow activity engaged in by
10 Petitioner that led to the bar was egregious and involved embezzlement of trust funds; and
11 destruction of escrow records concerning the escrow files involved in the unauthorized
12 disbursements. Thus, the Commissioner believes that insufficient time has passed to determine
13 proper rehabilitation given the nature of the past violations.

14 WHEREFORE, IT IS ORDERED that the Petition be denied.

15 Dated: November 21, 2017
16 Los Angeles, Ca

JAN LYNN OWEN
Commissioner of Business Oversight

17 By _____
18 Mary Ann Smith
19 Deputy Commissioner
20 Enforcement Division